

SAWTELLE JAPANTOWN




Turnkey Restaurant & Bar
Key Money Asset Sale

1800 Sawtelle Blvd. Los Angeles, CA 90025

Linnard Lane, President
DRE# 00805179

Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)

 High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

1800 Sawtelle Blvd., Los Angeles, CA 90025



THE DETAILS

KEY MONEY:

CONTACT BROKER

CURRENT RENT & NNN's

MONTHLY RENT: \$16,737.50/mo. All In

CURRENT LEASE TERM & OPTIONS

TERM: Expires December 31, 2026

INCREASES: 3% annual for Term

OPTIONS: 1 x 5 Year Option Period @ 3% annual Increases

SIZE

1,800 Sq. Ft. Interior +
500 Sq. Ft. Patio

SEATING

130
6 at the bar; 30 center tables;
16 at booth; 18 in private room;
60 on outside patio

HIGHLIGHTS & FEATURES

- Fully Equipped Kitchen with Type 1 Hood, Walk-In, Full FF&E list included, Operable Storefront Windows On Sawtelle
- Corner "Brand Building" location with Patio
- Type 47 ABC License (Full Liquor) Included
- Major Dining Destination – High Barriers To Entry
- Minutes to UCLA Campus & New 600,000sf UCLA Research Ctr.,
- Walking Distance to 934 Apartments & dense multi family resi

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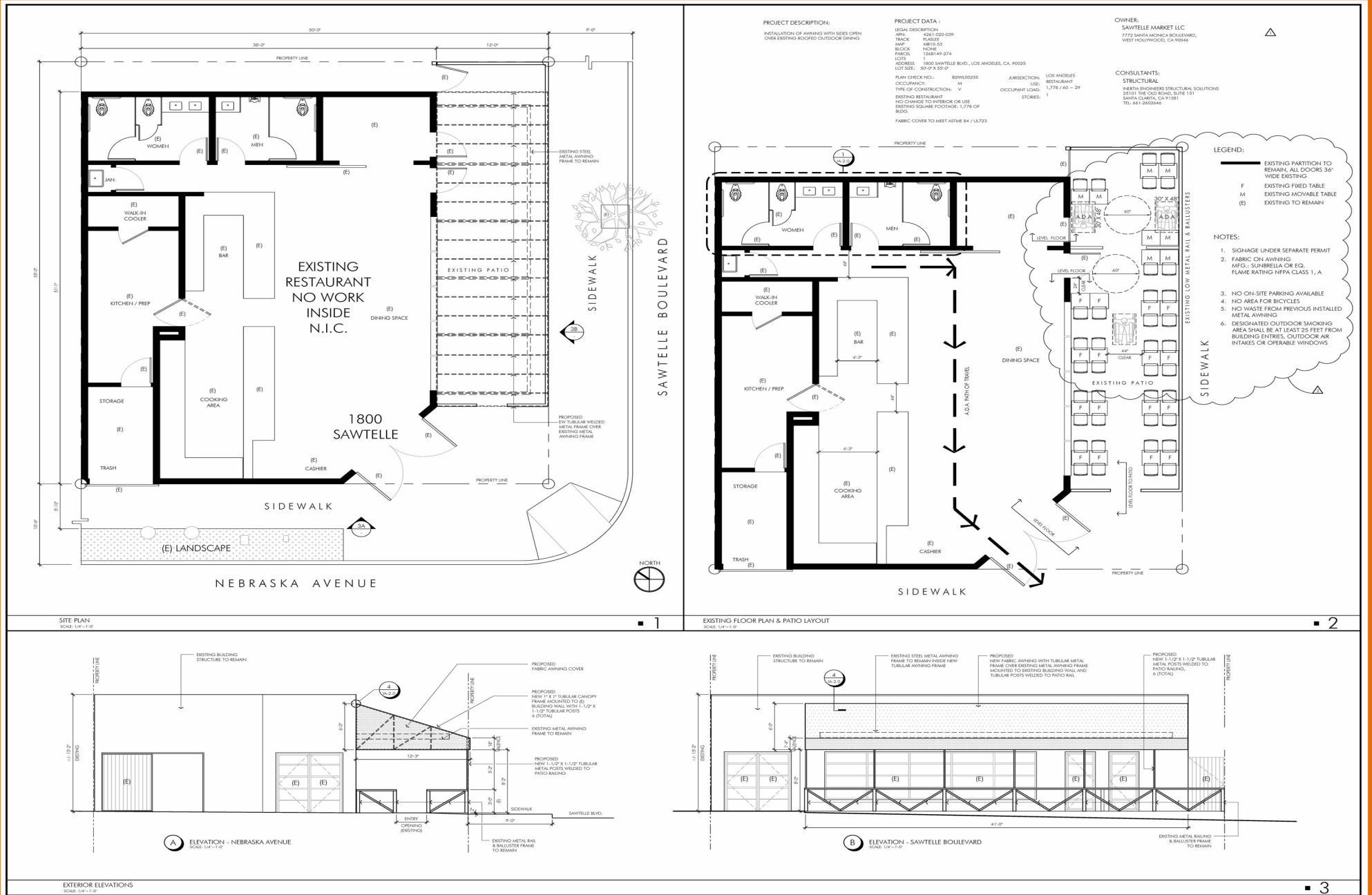
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The information depicted hereon is presented for informational purposes only, while believed to be accurate, buyer is responsible to verify its contents and dimensions.

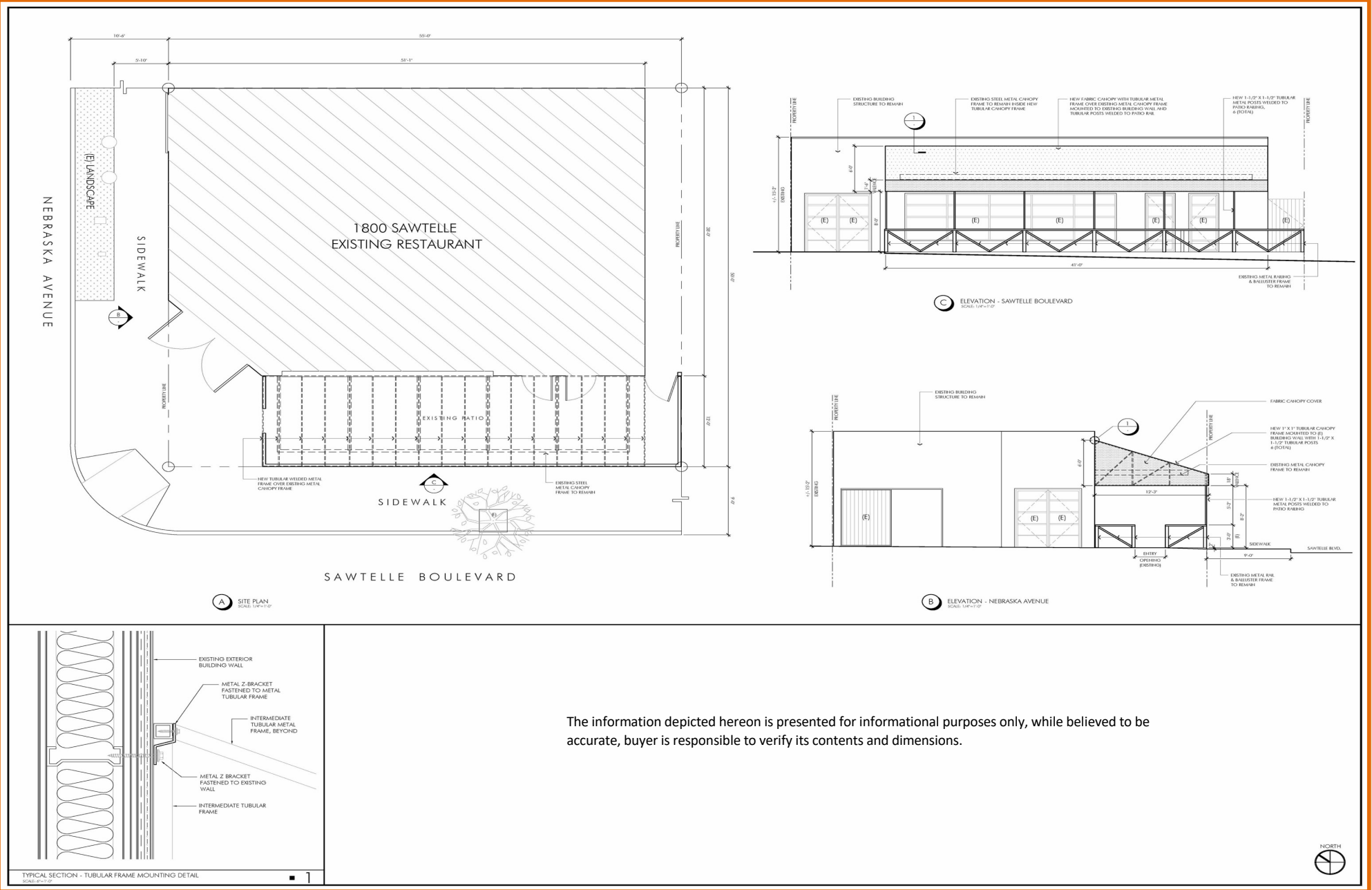


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AREA DESCRIPTION

Sawtelle Japantown

Sawtelle Japantown is known for being the premiere neighborhood for the Japanese dining experience. Now home to a multitude of Asian eateries in recent years, Sawtelle has become a Los Angeles hot bed for food culture.

A neighborhood's character is often defined by the families that inhabit it. The Meiji Restoration of 1868 ignited an exodus of Japanese immigrants to the United States. Many who migrated to California ended up in the neighborhood of Sawtelle. Still home to a few thriving Japanese Plant Nurseries, Sawtelle was also once known as the "Garden District".

If you have been an Angeleno for long enough the first thing you notice when trekking through the streets of Los Angeles is the traffic on the 405 freeway. Sawtelle was once just a thoroughfare or Plan B for avoiding the perils of LA traffic.

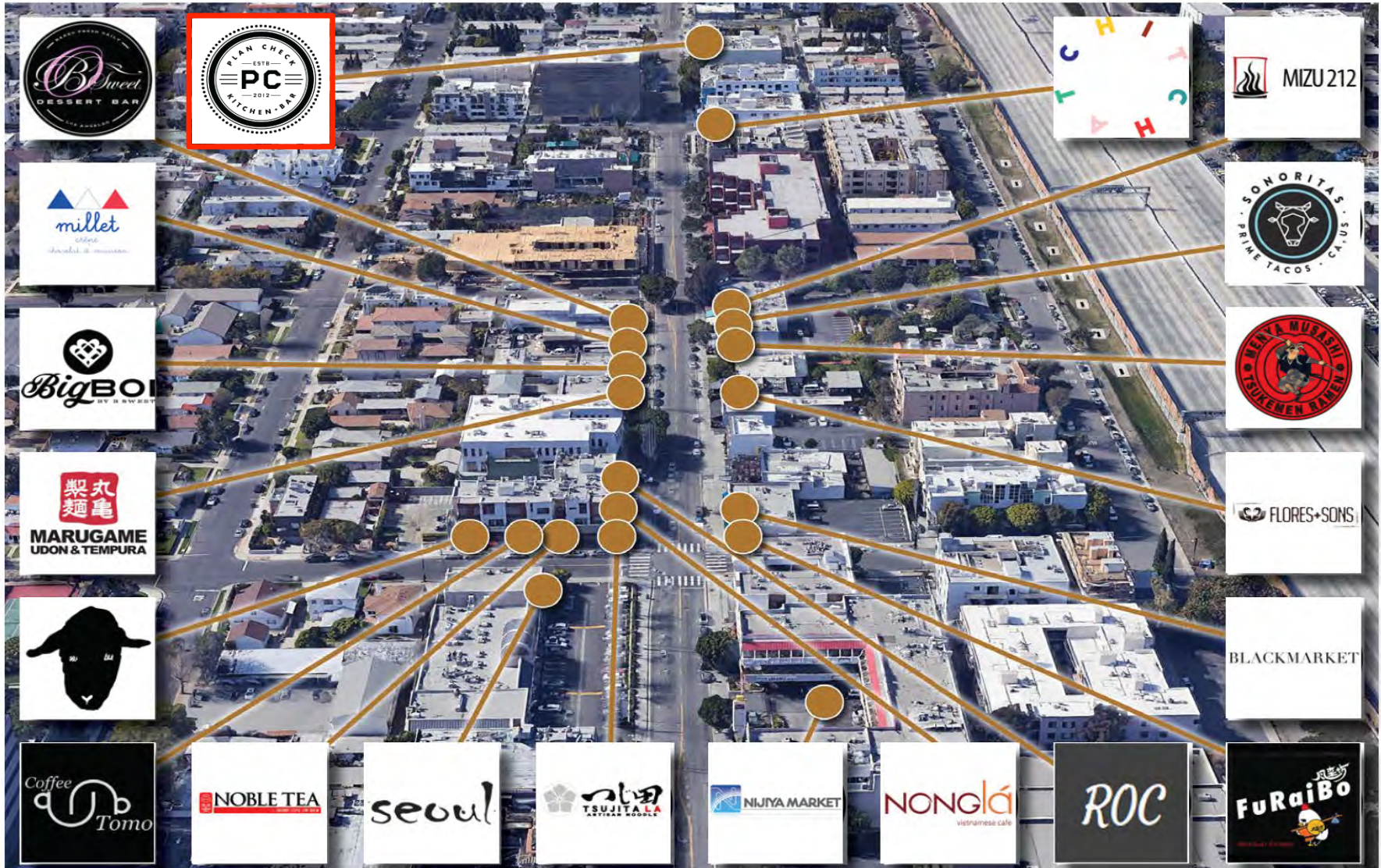
Today it is arguably one of the most walkable streets in all of Los Angeles. Food, boutique shopping, karaoke, and community makes this area of Los Angeles a must visit destination or even a place to call home. With an influx of multifamily, office space, and retail development Sawtelle seems to be in the early stages of infancy in terms of growth.

In recent years Sawtelle's food scene has been known for the stretch of street between Olympic Blvd. to the south and La Grange to the north. Today it is spreading far up the street as a craving for more of what Sawtelle has to offer becomes apparent.

We are pleased to present a new opportunity to join this thriving community and we hope that we can add more value to a street that has already established itself as part of the heart and soul of Los Angeles.



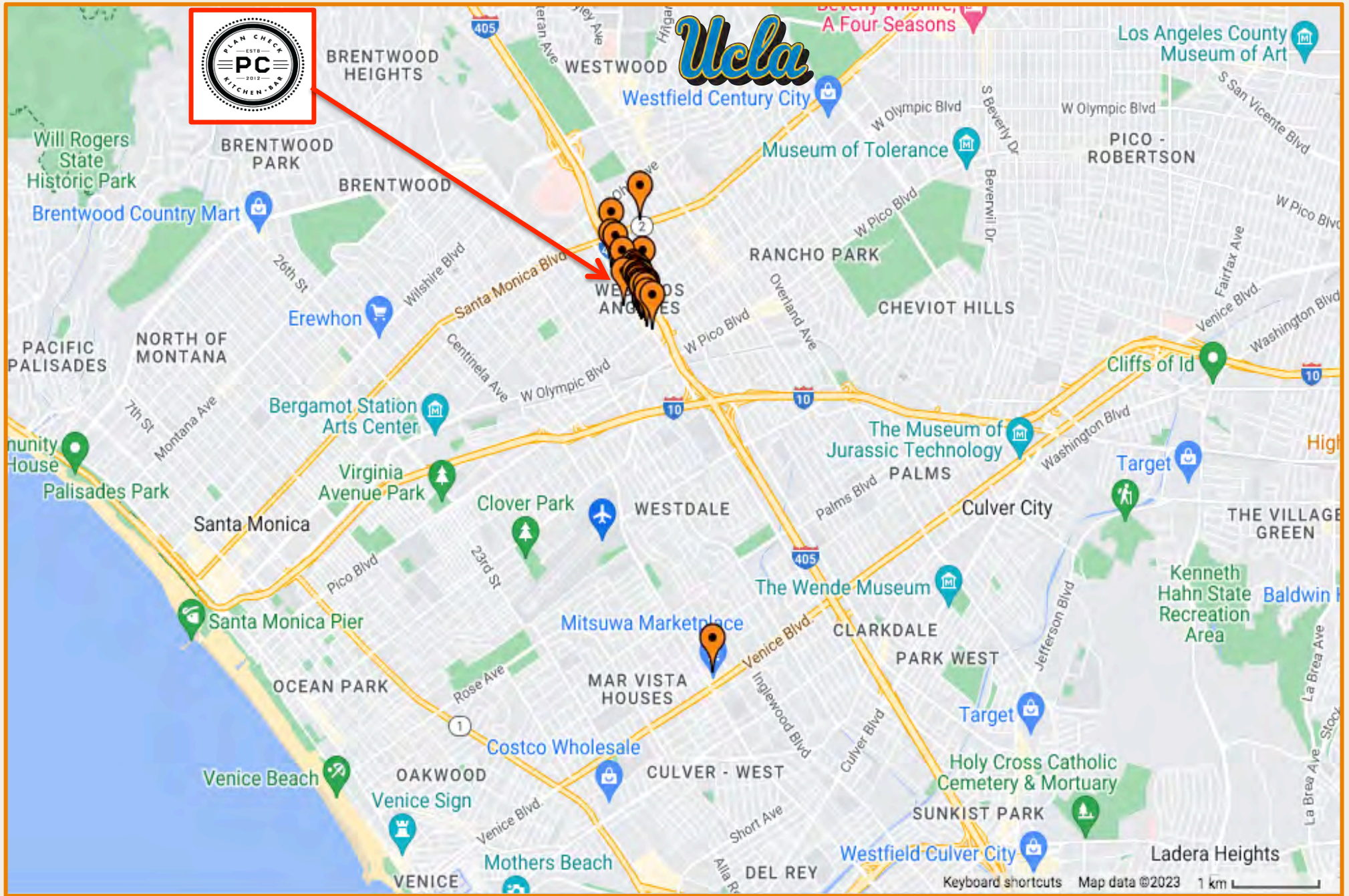
NEIGHBORING TENANTS AERIAL



SAWTELLE LIFESTYLE



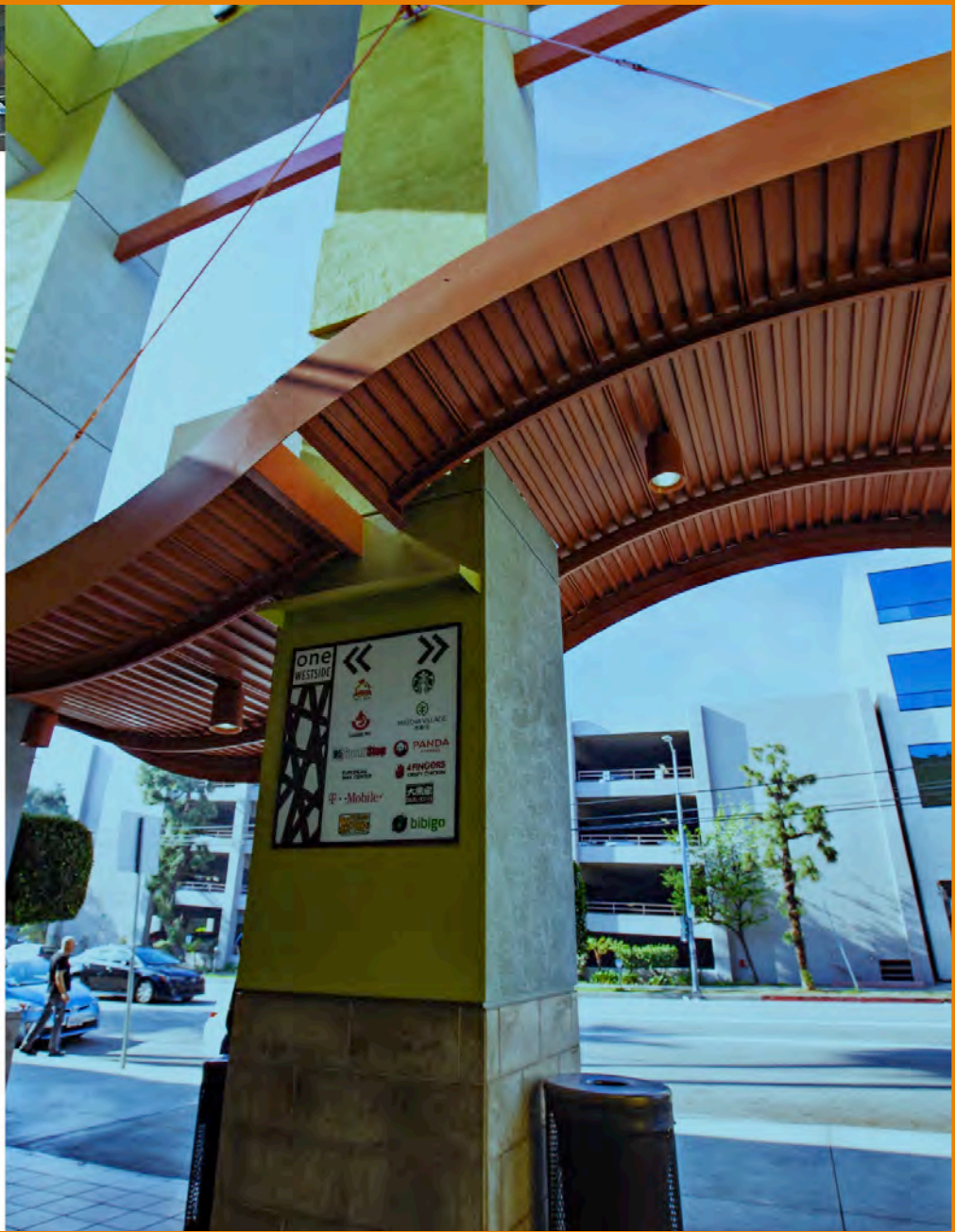
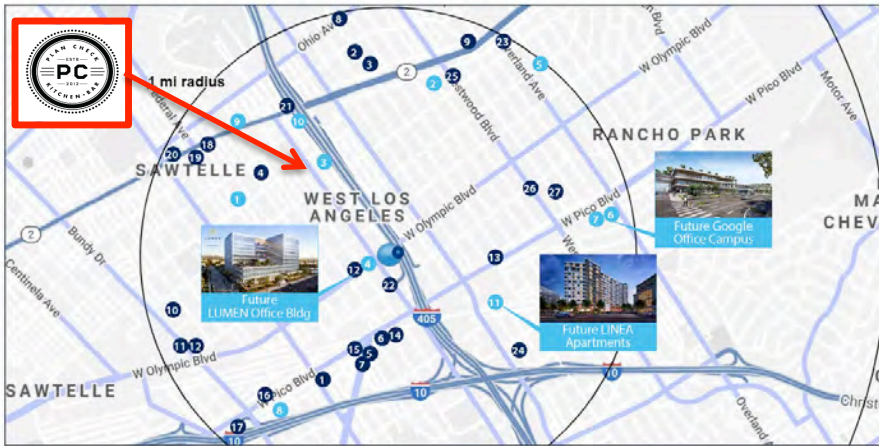
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Sawtelle is located in West Los Angeles, a region that has long been considered one of the most attractive areas in Southern California in which to live and work. Within one mile of Japantown center, there are 934 apartment units and 814,208 SF of office space under construction. Another 2,276 apartment units and 888,475 SF of office space are under proposal. Sawtelle offers an excellent opportunity to join the rapidly growing trade area.

Projects Under Construction

- 1) 1731 Federal Ave (25-Unit Mid-Rise Apartments)
- 2) 1827 Midvale Ave (17-Unit Mid-Rise Apartments)
- 3) 11272 Nebraska Ave (24-Unit Low-Rise Apartments)
- 4) 11419 W Olympic Blvd (77-Unit Low-Rise Apartments)
- 5) 1946 S Overland Ave (15-Unit Low-Rise Apartments)
- 6) 10730 W Pico Blvd (230,208 SF Class B Office)
- 7) 10800 W Pico Blvd (584,000 SF Class A Office)
- 8) 11916 W Pico Blvd (80-Unit Mid-Rise Apartments)
- 9) 11407 Santa Monica Blvd (43-Unit Mid-Rise Apartments)
- 10) 1650 Sawtelle Blvd (48-Unit Mid-Rise Apartments)
- 11) 2455 S Sepulveda Blvd (595-Unit Mid-Rise Apartments)
- 12) 11355 W Olympic Blvd (553,475 SF Class A Office)

Proposed Projects

- 1) 2415 S Barrington (38-Unit Mid-Rise Apartments)
- 2) 1610 S Bentley Ave (7-Unit Mid-Rise Apartments)
- 3) 1633 Camden Ave (8-Unit Mid-Rise Apartments)
- 4) 1721 S Colby Ave (34-Unit Low-Rise Apartments)
- 5) 2412 S Federal Ave (40-Unit Mid-Rise Apartments)
- 6) 11460 Gateway Blvd (129-Unit Mid-Rise Apartments)
- 7) 11701 W Gateway Blvd (73-Unit Mid-Rise Apartments)
- 8) 1427 S Greenfield Ave (29-Unit Mid-Rise Apartments)
- 9) 1751 S Malcom Ave (18-Unit Low-Rise Apartments)
- 10) 11950 Missouri Ave (74-Unit Mid-Rise Apartments)
- 11) 12101 W Olympic Blvd (516-Unit Mid-Rise Apartments)
- 12) 12101 W Olympic Blvd (200,000 SF Class A Office)
- 13) 11001 W Pico Blvd (89-Unit Hi-Rise Apartments)
- 14) 11434 W Pico Blvd (102-Unit Apartments)
- 15) 11588 W Pico Blvd (21-Unit Low-Rise Apartments)
- 16) 12001 W Pico Blvd (80-Unit Mid-Rise Apartments)
- 17) 12300 W Pico Blvd (65-Unit Mid-Rise Apartments)
- 18) 11600 Santa Monica Blvd (107-Unit Mid-Rise Apartments)
- 19) 11660 Santa Monica Blvd (166-Unit Mid-Rise Apartments)
- 20) 11701 Santa Monica Blvd (53-Unit Mid-Rise Apartments)
- 21) 11261 Santa Monica Blvd (119-Unit Mid-Rise Apartments)
- 22) 2255 Sawtelle Blvd (135,000 SF Class A Office)
- 23) 1822 Selby Ave (20-Unit Mid-Rise Apartments)
- 24) 2600 S Sepulveda Blvd (43-Unit Low-Rise Apartments)
- 25) 1855 Westwood Blvd (60-Unit Mid-Rise Apartments)
- 26) 2301 Westwood Blvd (62-Unit Apartments)
- 27) 2336 Westwood Blvd (23-Unit Low-Rise Apartments)

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Demographics

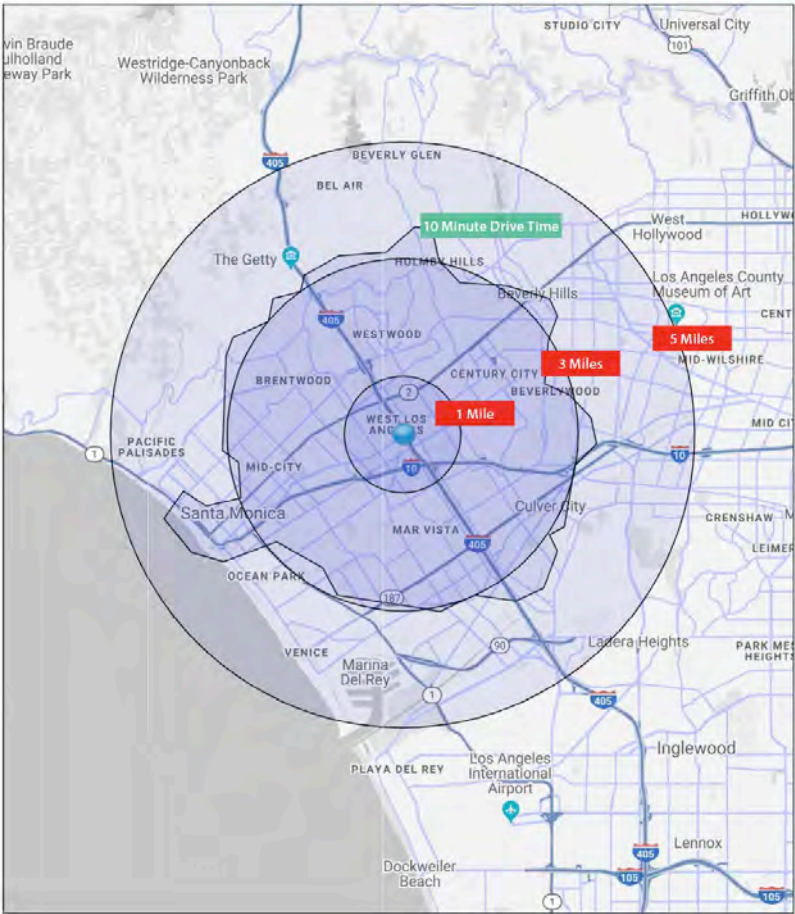
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	37,819	316,471	638,549
2024 Population	40,313	325,001	656,253
Daytime Workers	48,292	383,725	667,107
Daytime Residents	15,566	140,371	282,919
Median Income	\$86,470	\$86,755	\$90,002
2024 Median Income	\$105,376	\$103,129	\$106,513
Households	17,746	142,062	291,834
2024 Households	18,787	145,289	299,125
Median Age	37.2	36.7	38.9
2024 Median Age	37.7	36.9	39.2
Median Home Value	\$903,391	\$1,257,091	\$1,235,219
Age Between 25-44	39.5%	33.5%	32.8%
HS Graduate or Higher	93.5%	94.2%	93.5%
Bachelor's Degree or Higher	66.5%	66.1%	63.9%

1 Mile Demographics



Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.
 Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

AREA MAP & DRIVE TIME



CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to prospective purchasers subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Business Assets and their consideration of whether to purchase. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller and/or Broker.

This Memorandum was prepared on the basis of information available to the Seller and provided to High Touch Properties, Inc., DRE# 02179446 dba High Touch Group, the Seller's agent ("Broker") in connection with the sale of the Business Assets. This Memorandum contains pertinent information about the Business, Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Business Opportunity or Assets. The information contained herein is for reference only and was obtained by third parties, Broker has not independently verified it. Prospective purchasers should choose an expert of their choice to inspect the property, building, its improvements, and Business records and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. All dimensions are approximate. Proposed Uses to be verified with City and subject to permitting restrictions.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the Business will be sold on an "AS IS" and "Where - Is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Business Assets and physical condition of the assets included in the sale. Although additional material, which may include engineering, environmental or other reports, may be provided to prospective purchasers, such parties should confer with their own engineering, architectural, and environmental experts, legal counsel, accountants, and other advisors.

The amount of sales realized and costs and expenses of your store may be directly affected by many factors, such as the Store's size, geographic location, weather, demographics, competition in the marketplace, presence of other Stores, seasonal changes which may fluctuate, quality of management and service, contractual relationships with lessors and vendors, the extent to which you finance the construction and operation of your Store, your legal, accounting, and other professional fees, federal, state and local income and other taxes, discretionary expenditures, employee wages, compliance with American Disabilities Act ("ADA"), accounting methods and other factors outside the control of Seller and Broker. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Business Opportunity or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written formal Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived. The transfer of the lease included with the Business Opportunity is subject to Landlord's prior written consent.

The Seller is responsible for any commission due Broker in connection with a sale of the Business Opportunity. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Business Opportunity. No other person, including Broker, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Broker and may be used only by parties approved by the Seller and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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